GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Change of land use from Peri Urban use zone to Residential use zone in Sy. No. 294/P, 295/P, 296, 297/P, 301/P, 302/P, 303/P, 323, 324/P, 325/P, 326 & 327 of Mokila (V), Shankarpalle (M) Ranga Reddy (D) to an extent of 73349.27 Sq.Mts., - Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 71 **Dated: 24-02-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No.046929/SKP/CLU/U6/HMDA/06072021,dt:03.08.2022.
2. Letter No.11474/Plg.I(1)/2023, dated:10.02.2024.
3. Letter No.11474/Plg.I(1)/2023, dated:02.09.2024.
4. Letter No.11474/Plg.I(1)/2023, dated:28.04.2025.
5. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No.046929/SKP/CLU/U6/HMDA/06072021,dt:26.07.2025.
6. Minutes of the CLU Committee meeting held on 26.08.2025.
7. Letter No.11474/Plg.I(1)/2023, dated:17.09.2025.
8. Govt.Memo.No.11474/Plg.I(1)/2023, dated:03.12.2025.
9. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No:046929/SKP/CLU/U6/HMDA/06072021, Dt:12.02.2026

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA&UD, dt:24.01.2013, issued in Government Memo 8th read above, was published in the extraordinary issue of the Telangana Gazette No.211-B, Dt. 08-12-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of 1,83,37,318/- (Rupees One Crore Eight Three Lakhs Thiry Seven Thousand Three Hundred and Eighteen Only) vide Chalan No.1786, Dt:04.01.2026. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan-2031 approved by the Government issued vide G.O.Ms.No.33 MA & UD, dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. No. 294/P, 295/P, 296, 297/P, 301/P, 302/P, 303/P, 323, 324/P, 325/P, 326 & 327 of Mokila (V), Shankarpalle (M) Ranga Reddy (D) to an extent of 73349.27 Sq.Mts, which is presently earmarked as peri urban use zone as per the notified Master Plan MDP-2031 approved by the government vide G.O.Ms. No.33, MA&UD Dept., Dt: 24.01.2013, is now designated as Residential use zone. **Subject to the following conditions**:

P.T.O

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04-2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute arises regarding ownership aspects & ULC aspects, applicant will be the solely responsible and Change of Land Use orders will be withdrawn without any notice.
4. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
5. The Owner/applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
6. CLU shall not be used as proof of any title of the Land.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent authority.
9. The applicant has to comply with any conditions mentioned in the Irrigation and Revenue Department NOCs.'
10. The Change of Land use is considered subject to excluded buffer area.

Schedule of boundaries

East	:	Nala
West	:	Sy.Nos.301/P, 303/P, 304/P, 305/P, 310, 322/P, 324/P of Mokila(V)
North	:	Road, Nala & Sy.No.325/P, Bridge
South	:	Musi River & Mokila Village Boundary

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER